

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H0610001

**RECORD AND RETURN TO
COURTHOUSE BOX 49**

General Warranty Deed

Made this October 16, 2006 A.D. By **Russell T. Salmon and Kimberly S. Salmon, husband and wife**, 8150 133rd Place, Roseland, FL 32958, hereinafter called the grantor, to **Mark G. Lund and Denise L. Lund, husband and wife**, whose post office address is: _____
1053 Louisiana Avenue, Sebastian, Florida 32958, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Parcel ID Number: 30-38-21-00006-0280-00001/0 and 30-38-21-00006-0280-00001/1

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

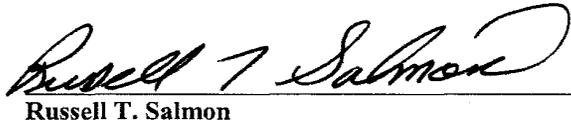
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

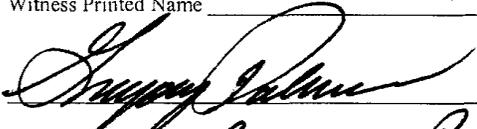
Signed, sealed and delivered in our presence:



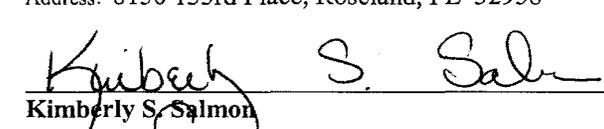
Witness Printed Name **PATRICIA A. HORN**



Russell T. Salmon (Seal)
Address: 8150 133rd Place, Roseland, FL 32958



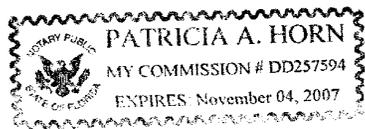
Witness Printed Name **Gregory Palmer**

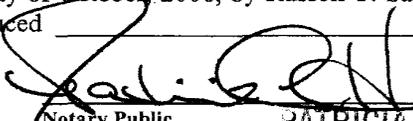


Kimberly S. Salmon (Seal)
Address:

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 16th day of October, 2006, by Russell T. Salmon and Kimberly S. Salmon, husband and wife, who are personally known to me or who has produced _____ as identification.





Notary Public
Print Name: **PATRICIA A. HORN**
My Commission Expires: _____

Exhibit "A"

Commencing at the Northeasterly corner of Lot 28, A.A. BERRY'S Subdivision, Section 21 of Fleming Grant, revised from the Carter survey according to plat filed in Plat Book 2, Page 14, St. Lucie County records, and run Southeasterly along the Easterly line of said Lot 28, a distance of 190 feet; thence Southwesterly and parallel to the Northerly line of said Lot 28, a distance of 165 feet to the center of said Lot 28; thence run Northwesterly and parallel to the Easterly line of said Lot 28, a distance of 190 feet to the Northerly line of said Lot 28; thence run Northeasterly along the Northerly line of said Lot 28, a distance of 165 feet to the Point of Beginning; said land lying and being in Indian River County, Florida. Subject to a 35 foot easement for public utilities, drainage and road right of- way over the Easterly 35 feet of the above described property, and also subject to the same easements over the Northerly 35 feet of the above described property as shown in Official Records Book 196, Page 431.

Together with a non-exclusive easement for ingress and egress for utilities, road and drainage over the Easterly 35 feet of Lot 27 of A.A. Berry's Subdivision as above described, for the purpose of getting to and from the above described property, which Robert R. Duerdin and Lillian M. Duerdin, his wife and Edward H. Yerg and Gladys B. Yerg, his wife reserve the right to grant similar easements to other parties and this easement is in common with other parties. Either of the parties, without the joinder of the others, have the right to convey these easements to public authorities, however, the right is specifically reserved by Robert R. Duerdin and Lillian M. Duerdin, his wife and Edward H. Yerg and Gladys B. Yerg, his wife, to convey said 35 foot easements for road, drainage and public utilities to either public authorities or to other parties.